



Littlehampton Town Council
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Your Ref: OWPC19722
Our Ref: LU/201/18/PL
Please ask for:
Mrs A Gardner

22nd August 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Continuation of use of property as a house in multi occupancy as 8no bed sits
137 Bayford Road Littlehampton

Thank you for your internet comments made on 21st August 2018 which has been recorded as **'an objection'** with the comments as follows:

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 20th August 2018 and object to the application on the grounds that it does not comply with Policy H SP4, Houses in multiple occupation, of the newly adopted Arun Local Plan. This policy states that:

"Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;*
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;*
- c. Provide adequate areas of open space."*

The need for the District Council, as the Local Housing Authority, to have a supply of emergency accommodation is understood. However, the Committee consider that the proliferation of HMO's in this area is destroying the character of the area and reducing the number of dwellings available for family homes. Observing the number of objections to this application Members were also concerned about the impact of this development on the residential amenity of other residents in the area. In addition, it was observed that some of the room sizes appear cramped and as the application lacked details regarding occupancy levels, the Committee questioned whether it met the required space standards.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most

are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning